



## **TECHNICAL SPECIFICATIONS BOOK – TERMS OF REFERENCE INTELLECTUAL SERVICES**

**French Development Agency**

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### **Regarding the service**

**CONCEPT AND SCHEMATIC**

**DESIGN FOR THE REHABILITATION AND EXPANSION OF PRISTINA STUDENT  
CENTER INTO THE ATHLETES' VILLAGE AND THE REHABILITATION OF 13  
TRAINING VENUES FOR THE 2030 MEDITERRANEAN GAMES**

**PROJECT TITLE:**

SELECTION OF A CONSULTANCY FIRM FOR CONCEPT AND SCHEMATIC DESIGN FOR THE REHABILITATION AND EXPANSION OF PRISTINA STUDENT CENTER INTO THE ATHLETES' VILLAGE AND THE REHABILITATION OF 13 TRAINING VENUES FOR THE 2030 MEDITERRANEAN GAMES

**PROJECT OWNER:**

The Ministry of Culture, Youth and Sports (MCYS), Republic of Kosovo, and  
The Ministry of Education, Science, Technology and Innovation (MESTI), Republic of Kosovo

**CONTRACTING AUTHORITY AND FUNDER :**

Agence Française de Développement (AFD)

**PROJECT LOCATION:**

Pristina, KOSOVO

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## LIST OF ACRONYMS

AFD	French Development Agency
AI	Assemblage Ingénierie
CoD	Concept Design
DR	Desk Review
EIB	European Investment Bank
E&S	Environmental and Social
ESIA	Environmental and Social Impact Assessment
ESMP	Environmental and Social Management Plan
FUR-B	Furniture, fixtures and equipment Brief
KEEF	Kosovo Energy Efficiency Fund
MCYS	Ministry of Culture, Youth and Sports
MESTI	Ministry of Education, Science, Technology and Innovation
MG2030	Mediterranean Games 2030
OCMG	Organizational Committee of the Mediterranean Games
PEEB	Program for Energy Efficiency in Buildings
PIU	Project Implementation Unit
SD	Schematic Design
UC	Urban Consent

## 1. INTRODUCTION

In September 2023, Kosovo was officially designated as the host country for the 2030 Mediterranean Games.

The Mediterranean Games will be the most important international event hosted in Kosovo and the challenge is to make this event an international showcase with eco-responsible Games. It is also an urban renewal and social project, a driving force for the region's attractiveness and inclusive development, with a strong social, environmental and economic value-added dimension.

To meet the challenges associated with this project, the Ministry of Culture, Youth and Sports (MCYS) sent a request to the French Development Agency (AFD) (i) to provide technical assistance to support the preparation of the organization of the event and (ii) to finance necessary infrastructure investments for the Mediterranean Games', specifically for the Athletes village' and 'Training venues'. AFD has agreed to undertake as the contracting authority the concept and schematic designs of these infrastructures.

The project being a flagship project for the country<sup>1</sup> all infrastructures, whether to be renovated or built, must meet high standards of environmental sustainability, energy performance and accessibility.

The development's objectives are also (i) to meet the highest standards of athlete's accommodation and training facilities, (ii) to consider students and schools specific requirements in a longer-term and legacy perspective, and (iii) to meet the expectations of sport clubs and sports federations, using the different facilities.

PROJECT OWNER	Ministry of Culture, Youth and Sports (MCYS), Government of the Republic of Kosovo, and Ministry of Education, Science, Technology and Innovation, Government of the Republic of Kosovo
CONTRACTING AUTHORITY - FUNDER	Agence Française de Développement (AFD)
BENEFICIARY	Student Center, 1 Tetori sport hall and the sport hall of the Faculty of Physical Education and Sport of the University of Pristina 12 training venues located in 12 Lower and Secondary schools across the city of Pristina : <ul style="list-style-type: none"><li>- Elena Gjika</li><li>- Emin Duraku</li><li>- Faik Konica</li><li>- Hasan Prishtina</li><li>- Iliria</li><li>- Ismail Qemali</li><li>- Nazim Gafurri</li></ul>

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<sup>1</sup> Supported by the Program for Energy Efficiency in Buildings (PEEB).

	<ul style="list-style-type: none"> <li>- Pavarësia</li> <li>- Shkolla e gjelbër</li> <li>- Qamil Batalli</li> <li>- Xhemail Mustafa</li> <li>- Don Bosko</li> </ul>
PROJECT LOCATION	Pristina, Kosovo

The objectives of these Terms of Reference are to provide architectural and engineering Concept and Schematic Designs for transformation, renovation, expansion, adaptation and modernization of existing Infrastructures and the construction of new Infrastructure within the Student Complex- University of Prishtina (official Athletes' village- MG 2030), along with the renovation, adaptation and modernization of the existing sport halls (Sport hall "1 Tetori"- Student Complex, and Sport hall- Faculty of Physical Education and Sports- University of Prishtina); and twelve (12) physical education halls of the primary and lower secondary schools (altogether, official Training venues- MG 2030).

### 1.1 Presentation of the AFD the contracting authority

The French Development Agency (Agence Française de Développement – AFD) is a bi-lateral development finance institution, fully owned by the French State. It is the main implementing agency for France's official development assistance to developing countries and overseas territories. The AFD finances and supports development projects and programs that support more sustainable and shared economic growth, improve the living conditions of the poorest, contribute to the preservation of the planet and help stabilize fragile or post-crisis countries.

### 1.2 Site owners

Municipality of Pristina is the land and building owner of the public Lower and Secondary Schools for the training venues.

Ministry of Education, Science, Technology and Innovation (MESTI) owns and operates the Student Complex- University of Prishtina, including the Sports hall- 1 Tetori, and Sports hall of the Faculty of Physical Education and Sport- University of Prishtina.

### 1.3 Project stakeholders

The stakeholders identified for the project are the following :

- Other line ministries, specialized agencies and organisations, Government of the Republic of Kosovo;
- Municipality of Pristina as the host city of MG 2030
- Organisational Committee of the Mediterranean Games (OCMG)
- Agence Française de Développement (AFD) as the donor and the contracting authority for the services outlines in this ToR

- Student Centre- University of Prishtina, Faculty of Physical Education and Sport- University of Prishtina, and Primary and Lower Secondary Schools- altogether as the end beneficiaries.

A dedicated Project Implementation Unit (PIU) has been established within the Ministry of Culture and Youth Sports (MCYS) for the preparation of MG2030. This PIU will serve as the primary technical counterpart for all matters related to this assignment.

In addition, below is a list of potential other relevant stakeholders for the project.

- Kosovo Energy Efficiency Fund (KEEF) is a public institution that finances and promotes energy efficiency projects across Kosovo, particularly in public buildings.
  - Assemblage Ingénierie (AI) provides technical assistance to AFD and MCYS on the infrastructure component for the launching of the project.
- Chambers of architects and engineers

## 1.4 Project overview

The development of sports, education and associated supporting infrastructure and facilities, within the framework of the Prishtina MG 2030 project has a dual objective:

- **Short-term** : To meet the functional and technical requirements of hosting a high-level international sport event,
- **Long-term**: To ensure that investments lead to long-term enhancements for students, athletes, and the wider community.

To achieve this, the project is designed to deliver modern, inclusive, and multifunctional infrastructure and facilities that will serve both the Mediterranean Games and the national education and sports systems well beyond 2030.

The Student Complex is designated as the official “Athletes’ Village,” and the two (2) sports halls and twelve (12) physical education and sports halls of the primary and lower secondary schools as the official “Training Venues.”

## Strategic Objectives

The project’s development is guided by the following key goals:

1. Transform and expand the Student Complex- University of Prishtina into the official Athletes’ Village for Mediterranean Games 2030, ensuring compliance with international standards for athlete accommodation, including modern comfort, safety, accessibility, and energy performance. Post-Games, the infrastructure shall serve long-term institutional and student housing needs, with enhanced spatial and functional organization and the use of high-quality materials and products. This investment is designed to create conditions and infrastructure that will remain functional and relevant for at least 30 years.
2. Renovate and upgrade the 1 Tetori Sports Hall and the Faculty of Physical Education and Sports Hall to meet elite training standards and international sport regulations. Upgrades will include modern

mechanical, electrical and plumbing systems, improved comfort conditions, functional reconfiguration, and durable, high-quality finishes to support both Games-time performance and long-term educational use.

3. Modernize twelve (12) school-based physical education halls designated as official Training Venues, strengthening their spatial layout, technical capacity, comfort standards, and safety to support Mediterranean Games 2030 training needs and long-term integration into the public education system.
4. Apply an eco-friendly, state-of-the-art, and cohesive design approach across all infrastructure and facilities, ensuring consistent architectural quality, integration of high-performance materials, and a unified user experience throughout the Athletes village and Training venues.
5. Integrate sustainable, energy-efficient, and future-resilient building systems- including heating, ventilation and air-conditioning, electrical, plumbing, lighting, fire protection, and automation- across all sites- infrastructures and facilities, to ensure compliance with modern comfort standards, reduce environmental impact, and optimize long-term operational performance.
6. Promote universal and inclusive design principles, ensuring full accessibility, safety, and usability for individuals of all ages, genders, and abilities- both during Mediterranean Games 2030 and in the long-term public service of the facilities.
7. Enable sustainable public investment by ensuring that all infrastructure developed or rehabilitated serves dual purposes- meeting immediate operational needs for Mediterranean Games 2030 while supporting long-term educational, athletic, and institutional priorities in line with Kosovo's national development goals.

### **Energy Efficiency**

All infrastructures, whether to be renovated or built, must meet high standards of environmental sustainability, energy performance and accessibility.

The project specifically integrates:

- Ambitious energy efficiency targets, based on national norms and international best practices,
- Climate-resilient and sustainable design principles, including choice of materials and architectural approaches.
- Accessibility standards, ensuring inclusive access and use for all users.

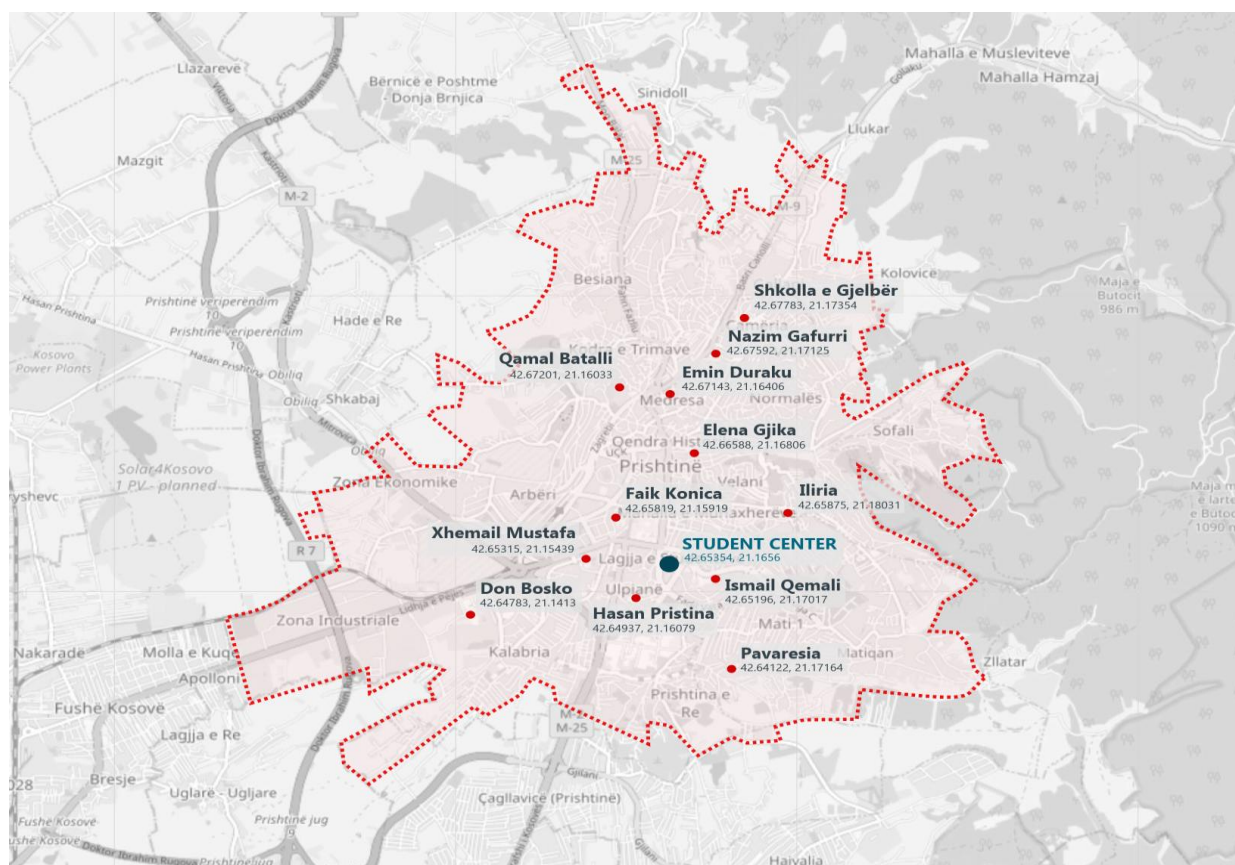
By embedding Energy Efficiency and Environmental objectives into the infrastructure strategy, the project not only supports Kosovo's low-carbon transition, but also contributes to the creation of resilient, high-performance public infrastructure. These investments are expected to reduce the environmental footprint of public buildings while enhancing comfort, usability, and long-term delivery service for all beneficiaries.

### **Brief description of the project**

The project includes both rehabilitation and new construction works to support the hosting of the Mediterranean games in Pristina. It involves the transformation and extension of the Student Complex into an Athletes' Village for the time of the games, as well as the rehabilitation of fourteen (14) Training venues (2 sport halls and 12 physical education halls), all located within the city of Pristina (see map below).



## Project location map



- **Athletes' village project**

The Student Complex (including Sport hall- 1 Tetori)- University of Prishtina, consist of fourteen (14) buildings of different nature, including dormitories and other buildings for administration, restoration, and social areas (cafeteria, amphitheatre).

Below is a table listing all the buildings of the Student Complex.

<b>Dormitory 1</b>
<b>Dormitory 2</b>
<b>Dormitory 3</b>
<b>Dormitory 4</b>
<b>Dormitory 5</b>
<b>Dormitory 6</b>
<b>Dormitory 7</b>
<b>Dormitory 8</b>
<b>Administration building</b>

<b>Kitchen and service area</b>
<b>Centre of family medicine</b>
<b>Amphitheatre</b>
<b>Cafeteria</b>
<b>Sport hall: 1 Tetori</b>

The Mediterranean Games are a unique opportunity to develop the Student Complex in the long run:

- Improve living conditions of students (healthy environment, encouraging social links)
- Develop a modern campus that shines in the city and represents Kosovo
- Preserve and upgrade key landmarks (restaurant, sport hall, green areas)
- Increase capacity
- Eco-friendly approach

The project involves the full rehabilitation of all buildings within the Student Complex, taking into account their dual function: serving as student dormitories during the academic year and as accommodation for the MG2030 games and future summer events. Accordingly, the objectives and standards of rehabilitation are diverse and ambitious.

The Student Complex will benefit from a combination of interventions, including renovation, demolition and new construction, designed to improve current conditions and transform the site into an Athletes' Village for the MG2030.

The main interventions of the architectural project are presented below. For a detailed description of the architectural program and design guidelines, refer to ANNEX 1 : Architectural Program and Guidelines for the Student Complex and Athletes' Village, as well as ANNEX 2.

## **Renovations and demolitions**

All existing buildings that are not planned for demolition will undergo **“Comprehensive Non-Structural Renovation and Systems Replacement”** to meet targeted the requirements and performance standards. The scope covers multi-disciplinary interventions in all sites, infrastructures and facilities.

### ***“Comprehensive Non-Structural Renovation and Systems Replacement”:***

*Definition: Complete removal and replacement of all existing non-structural architectural elements and building services systems, both interior and exterior, including finishes, fixtures, fittings, and mechanical, electrical, and plumbing installations. The works exclude interventions affecting the load-bearing structure, foundations, or primary structural frame, except for minor repairs and interventions necessary to accommodate the new installations.*

Intervention for the existing buildings		
Buildings	Total area	Planned works
Dormitory 1	19 300 sqm	Comprehensive Non-Structural Renovation and Systems Replacement
Dormitory 2		Comprehensive Non-Structural Renovation and Systems Replacement
Dormitory 3		Comprehensive Non-Structural Renovation and Systems Replacement
Dormitory 4		Comprehensive Non-Structural Renovation and Systems Replacement
Dormitory 5		Comprehensive Non-Structural Renovation and Systems Replacement
Dormitory 6	13 275 sqm	Comprehensive Non-Structural Renovation and Systems Replacement
Dormitory 7		Comprehensive Non-Structural Renovation and Systems Replacement
Dormitory 8		Comprehensive Non-Structural Renovation and Systems Replacement
Administration building	690 sqm	Demolition
Centre of family medicine		Demolition
Kitchen and service area	2500 sqm	Comprehensive Non-Structural Renovation and Systems Replacement
Amphitheatre	-	Demolition
Sport hall: 1 Tetori	-	Comprehensive Non-Structural Renovation and Systems Replacement

## New constructions

The Architectural Program also includes new constructions to address the identified needs of both the Student Complex and the Athletes' Village. These include increasing the capacity of dormitories and the restaurant, constructing a Semi-Olympic Swimming pool, creating dedicated social and study spaces, as well as event-related spaces for the time of the Games.

Some spaces will be temporarily repurposed during the Games to serve specific functions.

All planned constructions and change of functions for the Student Complex and the Athletes' Village are detailed in the table below.

Construction of new buildings		
New buildings	Total area	Change of Function Student Complex/ Village of Athletes
Three (3) 8 floor-dormitory buildings	18 273 sqm	-
Student Plaza / Athletes village Plaza	925 sqm	<b>Student Plaza :</b> - Multi-purpose (1 level) - Cafeteria (1 level) - Library + Studying area (2 levels) - Meeting rooms for rent <b>Athletes village Plaza :</b> - Multi-faith centre - Sport viewing centre - Café
Administration (2 levels)	410 sqm	-
Health center (2 levels)	955 sqm	-
Extension of the Kitchen & Restaurant	+1000 sqm	<b>Student Center :</b> + 700 additional seats needed <b>Athletes' Village :</b> + 1375 additional seats needed
<b>Commercial Gallery &amp; Conference / Meeting rooms :</b> <ul style="list-style-type: none"> <li>- Shops providing essentials and student-focused services</li> <li>- Versatile spaces available for rent or internal use</li> </ul>	440 sqm	-
<b>Commercial area :</b> <ul style="list-style-type: none"> <li>- Café</li> <li>- ATM</li> <li>- Kiosks</li> </ul>	130 sqm	-

#### Temporary constructions for the MG 2030

Temporary constructions for the MG 2030	
New buildings	Total area
<b>Temporary commercial area :</b> <ul style="list-style-type: none"> <li>- MG Merchandise Store</li> </ul>	1410 sqm

<ul style="list-style-type: none"> <li>- Photo store</li> <li>- Hair salon</li> <li>- Florist</li> <li>- Dry cleaning</li> </ul>	
<b>Casual dining areas :</b> <ul style="list-style-type: none"> <li>- Casual dining areas (outdoor)</li> <li>- Secondary kitchen</li> <li>- Distribution line</li> </ul>	

## Sports and Landscape

Sports and Landscape		
Area	Total area	Intervention types:
<b>Semi-Olympic Swimming Pool</b> (8 lane- 25m long/ World Aquatics)	1300 sqm	New Construction
<b>Sport Fields</b>	x 2	Comprehensive Structural and Non-Structural Renovation OR New construction
<b>Intra-muros landscape &amp; outdoor areas</b>	40 550 sqm	Landscaping and New constructions
<b>Extra-muros landscape &amp; outdoor areas</b>	5 600 sqm	Landscaping and New constructions

In addition to the functional and architectural guidelines, **specific energy efficiency measures will be integrated into the renovation strategy**. These measures aim to improve the overall performance of the buildings by reducing energy consumption and enhancing thermal comfort.

### • Training venues project

The training venues (in addition to 1 Tetori- Student Coomplex) to be renovated are the located in the following University (1) and Lower and Secondary Schools (12):

- Sports Hall building of the Faculty of Physical Education and Sports of the University of Pristina
- Lower and Secondary School: Elena Gjika;
- Lower and Secondary School: Emin Duraku;
- Lower and Secondary School: Faik Konica;
- Lower and Secondary School: Hasan Pristina;
- Lower and Secondary School: Iliria;
- Lower and Secondary School: Ismail Qemali;
- Lower and Secondary School: Nazim Gafurri;

- Lower and Secondary School: Pavarësia;
- Lower and Secondary School: Shkolla e gjelbër;
- Lower and Secondary School: Qamil Batalli;
- Lower and Secondary School: Xhemail Mustafa;
- Lower and Secondary School: Don Bosko.

The main interventions planned for the training venues include:

- Training venue retrofitting with an emphasis on Energy efficiency
- Add temporary spaces for the games : parking, drop-offs, storage, warm-up area, rest seating area

The retrofitting works will be tailored to the specific sports to be practiced in each venue, once the list of sports and the final number of athletes per sport category will be confirmed.

### **1.5 Related projects and other donor activities**

The project described in this Terms of Reference is part of a broader investment program across Kosovo under the MG2030 initiative. The renovation of the Palace of Youth and Sports, funded by the European Investment Bank (EIB) and implemented by the Ministry of Culture, Youth and Sports (MCYS), is undertaken alongside the construction and rehabilitation of other sports infrastructures and facilities throughout the country. Therefore, the services outlined in this ToR must be closely coordinated with MCYS, particularly regarding information sharing, timeline alignment, and communication.

### **1.6 Comprehensive documentation available**

Comprehensive documentation was developed during the project's preparation phase.

**ANNEX 1 is provided at the Expression of Interest stage :**

#### Architectural and Environmental program

Architectural and environmental program documents are available in **ANNEX 1**.

They will be provided in PDF format, in English and will include:

- Architectural program and guidelines for the Athletes' village (June 2025)
- Architectural program and guidelines for the Training venues (June 2025)
- Environmental program and guidelines for the Athletes' village and the Training venues (August 2025)

**The following ANNEXES will be provided later along with the Request for Proposal :**

Detailed technical documentation of existing conditions and conditions assessments:

**ANNEX 2** provides source files and .pdf formats, in English and Albanian, and will include:

- a. Student complex- University of Prishtina/ Athletes' village:

- Complete site/ urban block- urban, landscaping and engineering- transport and technical (August 2025).
  - b. Student complex- University of Prishtina/ Athletes' village:
    - Infrastructures and facilities- architecture and engineering- structural, mechanical, electrical and plumbing (August 2025).
  - c. Student complex- University of Prishtina/ Athletes' village:
    - Sport hall (1 Tetori)- architecture and engineering- structural, mechanical, electrical and plumbing (August 2025).
  - d. Faculty of Physical Education and Sports- University of Prishtina/ Training venues:
    - Sport hall- architecture and engineering- structural, mechanical, electrical and plumbing (August 2025).
  - e. Physical education halls- Primary and lower secondary schools/ Training venues:
    - Physical education and sport halls- architecture and engineering- structural, mechanical, electrical and plumbing (August 2025).
  - f. Walkthrough energy audit reports.
- Additionally, for the Student complex only:
- Topographical site map

#### Preliminary Geotechnical investigation report

Preliminary geotechnical investigations for the planned new constructions within the Student complex/ Athletes' village have been completed, and the corresponding documentation is provided in **ANNEX 3**.

It will be provided in PDF format, in English.

#### Environmental and Social studies

For both the Student Complex and the training venues, and as required by AFD guidelines, an Environmental and Social Impact Assessment (ESIA) and an Environmental and Social Management Plan (ESMP) are being undertaken for the project.

Additionally, a Strategic Study on Student housing is being undertaken for the Student Complex, aiming to identify the possible need for relocation solutions during the construction period for students.

Design services must be conducted with respect to [World Bank Environmental and Social Framework guidelines](#), existing E&S studies and strategic objectives of the project owners.

They are provided in **ANNEX 4**.

It will be provided in PDF format, in English.

## **1.7 Estimated budget for work**

The estimated budget for rehabilitation and construction works is **42.7 MILLION EURO VAT excl.**

## 2. SCOPE OF SERVICE

### 2.1 General

Relying on the comprehensive documentation prepared during the project's preparation phase, the Service Provider will develop the design in two stages— the concept designs and the schematic designs. **Upon completion of these stages, the MCYS, as contracting authority, will launch a procurement for detailed design and supervision of the work.**

#### Activity 1: Concept design

- Desk review of the existing Technical Documentation (DR)
- Concept designs (CoD)

#### Activity 2: Schematic Design

- Schematic Designs (SD)
- Furniture, fixtures and equipment brief (FUR-B)
- Urban Consent (UC)

### 2.2 Activity 1: Concept design

#### Athletes' village – Student complex

The existing Student Complex occupies a strategic position at the heart of the Capital of the Republic of Kosovo, and the City Centre of Prishtina, hence it presents a unique opportunity to serve dual purposes: enhancing student life in the long term and accommodating the Athletes' Village (including Sports hall- 1 Tetori- an official training venue) for the Mediterranean Games 2030. A detailed technical documentation and conditions assessments, in addition to comprehensive needs assessment, built on field visits, visual inspections, benchmarking studies, and student questionnaires, has identified both the strengths and limitations of the current infrastructures and facilities. To meet modern comfort standards, improvements are required in thermal comfort, air quality, acoustic and visual comfort, accessibility and inclusiveness, as well as safety and hygiene. The assessment underscores the need for increased capacity, upgraded living conditions (including shared and individual sanitary facilities), enhanced spatial and functional organisation, and the use of high-quality materials and products. It also highlights the importance of upgrading or replacing mechanical, electrical and plumbing systems to meet the modern standards of efficiency and sustainability, in addition to comfort related. An eco-friendly, state-of-the-art, and uniform cohesive design approach is essential to ensure long-term operational performance, architectural quality, and sustainable investment beyond the Games.

The vision for the Student complex transformation into an international-standard Athletes' Village is centered on flexibility, legacy, and high-quality outcomes. Accommodation standards will align with international norms, providing two athletes per room with shared bathrooms, and dedicated single rooms for high-level staff. The Village will integrate new Semi-Olympic swimming pool, a



range of social commercial, and recreational facilities tailored to athletes: shops, cafés, event spaces, multiple socializing hubs, and a gym. Meal service capacity will be expanded to cover 50% of users simultaneously, with multiple distribution points serviced by the central kitchen. Temporary structures will be deployed to manage fluctuating demands during the Games, while a dedicated shuttle station, controlled access points, and comprehensive security measures will ensure smooth logistics and safe movement throughout the site.

### Thirteen (13) training venues

The thirteen (13)- outside the Student Complex, selected training venues are rather simple sports hall. They have sound structures and flooring but need targeted upgrades to meet Mediterranean Games standards. Sanitary areas, bathrooms and changing rooms, are outdated and require full refurbishment to satisfy hygiene and capacity requirements. Inconsistent thermal comfort calls for thermal comfort, air quality, acoustic and visual comfort, accessibility and inclusiveness, as well as safety and hygiene. Additionally, many halls are detached from their schools; secure, direct access routes must be created so athletes can move between training and support areas without passing through public or academic spaces.

The vision for the Training Venues component is to a network of safe, accessible, and sustainably design sports facilities (enhanced both spatially and functionally) renovated, adapted and modernized with high-quality materials and products that fully support the training needs of the athletes during MG 2030 and leave behind a legacy of high-quality community infrastructure.

### **Desk review of the existing Technical Documentation (DR)**

The consultancy will review all technical documentation on the existing Student complex, sports halls, and physical education halls, to inform the Concept Designs. This desk review will generate a briefing note highlighting any questions about the program, assessments, and overall vision. The service provider will also present recommendations for enhancing the design process and delivery of the project.

DESK	
One deliverable for each site, infrastructure and facility	Delivery date
Note on desk review and clarifications on the project	2 weeks after 1 <sup>st</sup> site visit

### **Concept design service (CoD)**

The consultancy firm will submit the concept design products based on:

- analysis of the Architectural and Environmental Programs (ANNEX 1&2)
- analysis of the Detailed technical documentation of existing conditions and conditions assessments (ANNEX 3)

- site visit of the Student complex (including 1 Tetori)- University of Prishtina/ Athletes Village, Faculty of Physical Education- University of Prishtina/ Training venue, and thirteen (12) physical education halls- Primary and lower secondary schools/ Training venues (1<sup>st</sup> visit);
- kick-off meeting with project owners, beneficiaries and all other stakeholders (1<sup>st</sup> visit);
- a three (3) day kick-off workshop (in Kosovo) with service provider (key-experts and non-key experts: profiles of the consulting firm), project owners (MCYS and MESTI-PIU), contracting authority (AFD, and its affiliated partner) on the processes to be undertaken and products to be delivered (1<sup>st</sup> visit).

All deliverables must include two versions/ design solutions: one tailored to MG 2030 requirements and another addressing the Games' long-term heritage.

The deliverables shall include:

Section	Deliverable (One deliverable for each site, infrastructure and facility)
<b>Urban &amp; landscape concept</b>	
Location Mapping Package	Site location on: Structure Plan (1 : 100 000); Zoning Plan (1 : 10 000); Satellite imagery
Site Context Diagram	Surrounding land-use, transport links, utilities (above/below ground), POIs
Concept Site Plan	Property lines; existing vs proposed footprints; access & circulation; landscape zones
Building Massing Model	Digital BIM/CAD massing model
<b>Architectural Concept</b>	
Design Vision Narrative	Design principles, functional zoning, sustainability & user experience goals Comparative Table of Surface Areas : Program vs Project
Conceptual Sketches & Diagrams	Schematic plans, sections, elevations; circulation & materiality diagrams
3D Visualizations	Exterior perspectives; interior perspectives, color-rendered
<b>Technical Concept Overview</b>	
Environmental & energy efficiency note	Passive design, energy targets, materials
Structural Concept note	Primary structural system description; retrofit strategy for the relevant building, foundation strategy for new built
Building Services note	HVAC rehabilitation and upgrading strategy sanitary/drainage strategy power & lighting zoning
<b>Cost estimate</b>	
Preliminary Cost Estimate	Explanatory note on cost estimate

**Delivery date: Six (6) weeks after signing the contract**

The Concept designs and related deliverables will be presented to the project owners (MCYS/ MESTI), and to contracting authority (AFD) by the service provider in physical meeting at MCYS building.

#### **Compliance with the Program and Cost estimation:**

The Consultancy commits to delivering a project that complies with the Architectural and Environmental program (Annex 1).

As part of the Concept Design, the contractor must provide

- A Comparative Table of Surface areas (Program vs Project),
- A projected cost estimate for the construction works. This cost shall be presented in an Explanatory note on cost estimate.

If the project developed during the Concept Design phase exceeds the above-mentioned budget envelope by more than 5%, the contractor must submit:

- A detailed explanatory note outlining the reasons for the cost overrun (whether due to surface areas, technical specifications, economic conditions, etc.), and suggesting possible adjustments to the program to bring the project back within budget.

The Contracting Authority will review the proposed adjustments and decide which ones to implement. These decisions must be incorporated by the Consultancy into the next phase, the Schematic Design.

### **2.3 Activity 2: Schematic design service**

#### **Schematic design (SD)**

During the Schematic Design phase, the Consultant, represented by the Team Leader- Architect (Key Personnel No. 1), will participate interim review meetings—chaired by the Project owner (MCYS/ MESTI) in the presence of the contracting authority (AFD) and other stakeholders to present the deliverables, prior to submission for formal review, evaluation, approval and validation to the MCYS/ MESTI PIU. These sessions will allow presentation of alternative options as needed.

The Schematic Design deliverables must be sufficiently detailed to demonstrate the building's architectural qualities, spatial organization, material selections, and provide a realistic cost estimate, with particular emphasis on sustainability and responsible material use; and must be in full compliance with requirements set in the frame of the specification presented in the matrix below.

Each submission shall include two versions/ design solutions: one meeting the MG2030 requirements and another focusing on the Games' long-term legacy.

The deliverables will be grouped in 2 packages (and sub-packages/ one per each site, infrastructure, facility), one for the athletes' villages and the other one for the training venues.

To facilitate a swift review process, all documents and drawings must be clearly labeled and systematically organized.

Since the detailed design will be carried out under a separate contract (financed by the MCYS), the Service Provider must deliver all outputs in source files- fully editable formats to ensure a smooth handover and efficient workflow for the subsequent stage.

The Schematic designs and related deliverables also will be presented to the project owners (MCYS/ MESTI), and to contracting authority (AFD), by the service provider in physical meeting at MCYS building, prior to submission for formal review, evaluation, approval and validation to MCYS/ MESTI PIU.

The deliverables shall include the following:

Section	Deliverables (One deliverable for each site, infrastructure, facility)	Description
<b>Urban integration &amp; landscaping</b>		<b>Subject categories:</b> Site layout and land use; circulation, accessibility and connectivity; open space and landscape; electrical and telecommunication networks (underground, above and aerial); water supply, irrigation, sewage and stormwater drainage networks (underground and above); related materials and products (including equipment, fixtures and fittings, and urban furnishings).
<b>Schematic design drawings</b>	Aerial & cadastral base maps	– High-resolution aerial imagery, topographic and cadastral maps as sub-layers
	Urban integration & landscape drawings	– Annotated site plans, zoning diagrams, charts and 3D exterior visualizations illustrating proposed landscape interventions
<b>Design reports</b>	Strategy & intervention report	– Functional and contextual justifications for proposed urban/landscape strategies
	Materials & furnishings schedule	– Selection of modernizing materials, fixtures and urban furnishings (durability, sustainability, aesthetics). Softscape and hardscape.
	Rationale & compliance report	– Design rationale linked to condition assessment findings;
	Next-steps recommendations	– Outline of detailed-design and construction documentation requirements
<b>Architectural design</b>		<b>Subject categories:</b> Space planning and design; accessibility and inclusive planning and design; building envelope- façade and roof systems, interior partitions and wall systems, flooring and ceiling systems; acoustic systems and accessibility/ inclusive systems; related materials and products (including fixtures- decorative and functional, and furnishings).
<b>Schematic design drawings</b>	Architectural & zoning drawings	– Annotated plans, sections, elevations, details and 3D interior/exterior visualizations
<b>Design reports</b>	Functional & circulation strategies	– Proposed spatial and movement strategies with technical justifications
	Materials & furnishings schedule	– Products schedule (durability, sustainability, usability, aesthetics)
	Next-steps recommendations	– Detailed-design and construction documentation outline
<b>Structural engineering systems</b>		<b>Subject categories:</b> Foundations and substructure systems; structural systems; long-span systems; materials and products (including fixtures and fittings).
<b>Schematic design drawings</b>	Structural engineering drawings	– Annotated plans, sections, elevations, details, 3D visualizations, charts and technical illustrations
<b>Design reports</b>	Analytical models & calculations	– Structural analysis models and calculation reports

	Structural systems strategy	– Justified selection of primary structural systems
	Materials & components schedule	– Structural materials, fixtures and fittings schedule (integrity, durability, sustainability)
	Next-steps recommendations	– Detailed-design and construction documentation outline
<b>Mechanical engineering systems</b> <b>Energy efficiency measures</b>		<b>Subject categories:</b> Heating, ventilation and air conditioning (HVAC); district heating; fire protection and smoke control systems; specialized ventilation and climate control systems; renewable energy and energy efficiency systems; specialized systems for (institutional) residential, sports, education, healthcare, and cultural amongst other infrastructures/ facilities/ venues; transportation and vertical circulation systems; building automation and control systems; related materials and products (including equipment, fixtures and fittings).
<b>Schematic design drawings</b>	Mechanical engineering drawings	– Annotated plans, sections, schematics, charts and explanatory diagrams
<b>Design reports</b>	Analytical models & calculations	– HVAC and mechanical system analysis models and calculations – Dynamic Thermal Simulation analysis and calculations to model the efficiency of the various passive EE measures
	Systems strategy	– Functional and technical justification of proposed mechanical systems
	Materials & equipment schedule	– Key mechanical materials, fixtures and fittings schedule (durability, sustainability, performance)
	Rationale & compliance report	– Consistency with condition assessments; regulatory & technical compliance
	Next-steps recommendations	– Detailed-design and construction documentation outline
<b>Electrical engineering systems</b>		<b>Subject categories:</b> Power supply and distribution systems; lighting systems; electrical safety and protection systems; low-voltage and communication systems; fire detection and alarm systems; renewable energy and energy efficiency systems; specialized systems for (institutional) residential, sports, education, healthcare, and cultural amongst other infrastructures/ facilities/ venues; transportation and vertical circulation systems; building automation and control systems; related materials and products (including equipment, fixtures and fittings).
<b>Schematic design drawings</b>	Electrical engineering drawings	– Annotated plans, sections, schematics, charts and explanatory diagrams
<b>Design reports</b>	Analytical models & calculations	– Electrical system analysis models and calculations
	Systems strategy	– Functional and technical justification of proposed electrical systems
	Materials & components schedule	– Electrical materials, fixtures and fittings schedule (durability, sustainability, performance)
	Rationale & compliance report	– Consistency with condition assessments; regulatory & technical compliance
	Next-steps recommendations	– Detailed-design and construction documentation outline
<b>Plumbing engineering systems</b>		<b>Subject categories:</b> Water supply and distribution systems; sanitary and wastewater systems; stormwater and drainage systems; fire protection systems; sustainable and water efficient systems; specialized systems for (institutional) residential, sports, education, healthcare, and cultural amongst other infrastructures/ facilities/ venues; building automation and control systems; related materials and products (including equipment, fixtures and fittings).
<b>Schematic design drawings</b>	Plumbing engineering drawings	– Annotated plans, sections, schematics, charts and explanatory diagrams
<b>Design reports</b>	Analytical models & calculations	– Plumbing system analysis models and calculations
	Systems strategy	– Functional and technical justification of proposed plumbing systems
	Materials & components schedule	– Plumbing materials, fixtures and fittings schedule (durability, sustainability, performance)

	Rationale & compliance report	– Consistency with condition assessments; regulatory & technical compliance
	Next-steps recommendations	– Detailed-design and construction documentation outline
<b>Cost estimate</b>		
<b>Cost estimation deliverables</b>	Cost estimates	<p>Detailed cost estimates reflecting the full scope of works at each design stage.</p> <p>Each estimate shall:</p> <ul style="list-style-type: none"> <li>- Be prepared separately for each infrastructure and facility;</li> <li>- Include a consolidated estimate summarizing all infrastructures and facilities;</li> <li>- Cover all direct and indirect costs, including contingencies and mark-ups;</li> <li>- Provide traceable quantities, unit rates, and sources for all items.</li> </ul>
	Cost estimate reports	<p>Narrative reports accompanying the cost estimates.</p> <p>Each report shall:</p> <ul style="list-style-type: none"> <li>- Be prepared per infrastructure and facility and as a general consolidated report;</li> <li>- Explain the methodology, unit rates, assumptions, and sources;</li> <li>- Highlight major cost drivers and any non-standard items;</li> <li>- Identify opportunities for value engineering;</li> <li>- Compare costs with relevant benchmarks.</li> </ul>
	Explanatory note on cost and value engineering	<p>A concise technical note to accompany each cost estimate and report.</p> <p>Each note shall:</p> <ul style="list-style-type: none"> <li>- Be prepared per infrastructure and facility and summarized in the consolidated package;</li> <li>- Provide rationale for cost structure and major cost items;</li> <li>- Recommend feasible alternatives and value engineering options for cost optimization.</li> </ul>
	Cost estimate tables	<p>Structured cost tables providing itemized breakdowns.</p> <p>Each set of tables shall:</p> <ul style="list-style-type: none"> <li>- Be provided per infrastructure and facility, clearly labelled;</li> <li>- Include a summary table consolidating all infrastructure and facility estimates;</li> <li>- Be organized by technical package or work component;</li> <li>- Include the following columns: item description, unit of measure, quantity, unit rate, subtotal, and remarks.</li> </ul>

**Delivery date: Fourteen (14) weeks after approval of CoD deliverables**

### **Compliance with the Program and Cost estimation :**

During the Schematic Design phase, the Consultancy shall incorporate all technical and financial decisions made by the Project Owners (MCYS/ MESTI) and Contracting Authority (AFD) during the Concept Design phase. In the event that the design solutions are incompliant with requirements or the budget was exceeded during the Concept Design phase, the Consultancy must ensure that the adjustments requested by the Project Owners (MCYS/ MESTI) and Contracting Authority (AFD) are fully integrated into the revised design.

If these adjustments still fail to bring the project within, the Consultancy shall revise the studies at no additional cost, and continue doing so until a design and the budget is delivered that both satisfies the Project Owner (MCYS/ MESTI) and Contracting Authority (AFD) and complies with the requirements and defined budget envelope.

### Furniture, fixtures and equipment brief (FUR-B)

The Consultant will meet with the Project Owner and end-users to define furniture, fixtures and equipment requirements, taking into account use patterns, maintenance and longevity. The scope covers all spaces identified in the architectural and technical program.

Based on these consultations, the Consultant will prepare a Furniture, fixtures and equipment Brief that specifies, for each item:

- Type of furniture, fixture and equipment
- Functional category
- Quantity required
- Performance standards
- Material type
- Dimensions
- Maintenance requirements
- Any site, infrastructure and facility-specific constraints  
(location, security, operability, etc.)

FUR-B	
Deliverables (One for each site, infrastructure and facility)	Delivery date
Meeting's minutes	Within SD deliverable
Furniture, fixture and equipment brief	Within SD deliverable

### Urban Consent (UC)

The Service Provider shall prepare all required documentation enabling the Project Owner to submit it and secure approval from the relevant authorities. Deliverables will comply with municipality submission requirements and timelines to ensure permits are granted in line with the overall project schedule. The Service provider will flag any regulatory constraints or critical deadlines in advance to prevent permit-related delays.

Urban Consent (UC)	
Deliverable for each site	Delivery date
All permits obtained as required by local authorities.	In accordance with local authorities' requirements



### 3. DELIVERABLES

Services	Deliverables
<b>Activity 1 – Concept Design (CoD)</b> (One deliverable for each site, infrastructure and facility)	
<b>DR</b>	Desk review and clarifications on the project
<b>CoD</b>	Urban & landscape concept Architectural Concept Technical Concept Overview Cost estimate
<b>Activity 2 – Schematic Design</b> (One deliverable for each site, infrastructure and facility)	
<b>SD</b>	Urban integration & landscaping Architectural design Structural engineering systems Mechanical engineering systems Electrical engineering systems Plumbing engineering systems Cost estimate
<b>FUR-B</b>	Furniture, fixtures and equipment brief
<b>UC</b>	All permits obtained as required by local authorities

#### Submission of deliverables

All deliverables will be submitted in English and in the following formats:

Draft versions:

(Subject to preliminary and final reviews and evaluations by the PIU- MCYS, MESTI):

- In digital format- in PDF/ print-ready, in adequate reading scale
- In printed format, in adequate reading scale, in one (1) copy.

Final versions:

(Subject to approval and certification by the PIU- MCYS, MESTI):

- In digital format- in source/ editable files;
- In digital format- PDF/ print-ready in adequate reading scale;
- In printed format, in adequate reading scale, hardcover, signed (by the responsible professionals- key experts) and certified/ stamped (by the services provider- key and non-key personnel), in five (5) copies.

#### Language

All deliverables shall be submitted in English.



#### 4. DURATION OF SERVICES

Duration of service estimation is as follows:

Activity		Duration of services (weeks)	Duration of the review (weeks)	Duration of the Update by the consultant (weeks)
<b>Activity 1: Concept design</b>				
DR	Desk review and clarifications on the project	2	1 (within the CoD stage)	-
CoD	Concept design service	6	2	2
<b>Activity 2: Schematic design</b>				
SD	Schematic design service	14	2	2
FUR-B	Furniture, fixture and equipment brief			
UC	All required permit			

Upon the presentation and receipt of deliverables subject to each activity, the contracting authority (AFD) and the project owner (MCYS/ MESTI) will have ten (10) to fifteen (15) working days (depending on the size and volume of the deliverables) to approve or reject it. If AFD or the MCYS/ MESTI wishes to amend the deliverables, it will provide the Service Provider with its comments and adjustment/ amendment requirements no later than ten (10) working days after receipt. The Service Provider will have 10 working days to fully address these comments and adjustment/ amendment requirements into account and submit a revised version of the deliverables. This process may be repeated until the AFD and MCYS/ MESTI until the deliverables are submitted in compliance with requirements.

The deliverables will only be considered approved only after consent of the MCYS/ MESTI, and succeeding AFD's decision.

In total, the Service provider work is expected to last for **30 weeks period including the duration for validation.**

## 5. TERMS AND CONDITIONS OF PRESENCE IN KOSOVO

The international team, and the respective key and non-key can work remotely. They need to prove in the methodology their ability to conduct all activities and specify their presence in Kosovo (Number and duration of missions). However, a minimum number of physical meetings is required for certain key personnel for the following milestones:

Milestone	Minimal personnel's presence in Kosovo
Activity 1: Concept design kick-off meeting and a three (3) day kick-off workshop/ 1 <sup>st</sup> visit	<ul style="list-style-type: none"><li>• Team leader/architect</li><li>• Structural Engineer</li><li>• Mechanical Engineer</li><li>• Other relevant key/ non-key personnel</li></ul>
Activity 1: Concept designs Presentation of deliverable	<ul style="list-style-type: none"><li>• Team leader/ architect</li><li>• Any other relevant key/ non-key personnel</li></ul>
Activity 2: Schematic designs Intermediate meeting	<ul style="list-style-type: none"><li>• Team leader/architect</li><li>• Any other relevant key/ non-key personnel</li></ul>
Activity 2: Presentation of the Schematic designs	<ul style="list-style-type: none"><li>• Team leader/architect</li><li>• Any other relevant key/ non-key personnel</li></ul>

### Logistic

The Consultant is also responsible for arranging and funding any trip to and within Kosovo required to perform the services. Furthermore, the Consultant must furnish and maintain all equipment and materials necessary for the assignment, including software licenses, office supplies, computer hardware, and any other essentials.

## 6. PROFILE OF THE CONSULTANCY FIRM

The Consultant will assign suitably qualified personnel, with appropriate expertise and time commitment, to carry out all tasks efficiently and meet the contract's objectives for schedule, budget, and quality. The Consultant may organize their team as they see fit, supplementing the "key" roles listed below with any additional non-key experts required.

### 6.1 Team

The proposed team shall include the following key personnels:

1. Team leader - Architect
2. Structural engineer
3. Mechanical engineer

The expert team shall include, at a minimum, the following expertise. It is the Service Provider's responsibility to detail in their methodology, how the team will deliver the required outcomes.

4. Electrical engineer

5. Plumbing Engineer
6. Environmental engineer- Energy efficiency
7. Geotechnical engineer
8. Telecommunication engineer
9. Landscape architect
10. Quantity surveyor
11. Kitchen systems and equipment design specialist
12. Olympic pool systems and equipment design specialist
13. Furniture, fixtures and equipment specialist

Any additional personnel can complete the team if it's considered relevant by the consultancy firm.

Key and non-key personnel must have the qualifications, skills and experience required in the paragraphs below.

While to support the adaptation of the project to the local context, the service provider may engage expertise through individual sub-contracting arrangements (subject to the prior written agreement of the contracting authority) . Such individual sub-contractors may provide targeted technical, operational and logistics support to facilitate the delivery of specific and limited project component outputs. Their involvement shall remain strictly supportive, without performing any key and non-key, or executive and representative functions, and under no circumstances shall they substitute for or act in place of any key or non-key personnel of either the service provider or the contracting authority. The holder remains solely responsible for the proper performance of services, including those subcontracted, in accordance with Article R. 2162-2 of the Public Procurement Code.

## 6.2 Qualifications and experience of the personnel

1 Team Leader - Architect	
Qualifications and skills	<ul style="list-style-type: none"> <li>- At least a Master's degree in Architecture;</li> <li>- Legal right to practice the profession, including the authority to sign and approve projects, in an EU Member State (registration with a professional order, chamber, or register as required by national law).</li> </ul> <p>Relevant professional qualifications must be recognized in accordance with applicable national and European regulations governing the practice of architecture.</p>
Adequacy for the assignment	<p><b>General experience:</b></p> <ul style="list-style-type: none"> <li>- At least fifteen (15) years of professional experience in architectural design and urban planning, including the development of masterplans, and integrated design solutions (with emphasis on subject categories, defined in the frame of subject categories of the schematic design deliverables) for large-scale social infrastructure, facilities, and urban environments, with demonstrated experience in leading multidisciplinary teams and overseeing the coordination and delivery of complex projects.</li> </ul> <p><b>Specific experience:</b></p> <ul style="list-style-type: none"> <li>- A minimum of ten (10) years of experience in leading, developing and delivering concept, schematic, and detailed design stages for complex architectural projects involving the transformation, renovation, adaptation, modernization, and new construction of infrastructure and facilities of similar nature, and comparable scale, and complexity.</li> <li>- Proven leadership in managing multidisciplinary design processes and coordinating the integration of all relevant design disciplines, in accordance with regulations of world sports governing bodies, international technical norms and standards.</li> </ul>
Experience in region & language	<ul style="list-style-type: none"> <li>- Experience in the European Union</li> <li>- Proficiency in English</li> </ul>

2 Structural Engineer	
Qualifications and skills	<ul style="list-style-type: none"> <li>- At least a Master's Degree in Structural Engineering;</li> <li>- Legal right to practice the profession, including the authority to sign and approve projects, in an EU Member State (registration with a professional order, chamber, or register as required by national law).</li> </ul> <p>Relevant professional qualifications must be recognized in accordance with applicable national and European regulations governing the practice of engineering.</p>
Adequacy for the assignment	<p><b>General experience:</b></p> <ul style="list-style-type: none"> <li>- At least fifteen (15) years of professional experience in structural engineering, including the design and assessment of structural systems for large-scale social infrastructure and facilities.</li> </ul> <p><b>Specific experience:</b></p> <ul style="list-style-type: none"> <li>- A minimum of ten (10) years of experience in delivering concept, schematic, and detailed design stages for structural systems (with emphasis on subject categories, defined in the frame of subject categories of the schematic design deliverables) in projects involving the transformation, renovation, adaptation, modernization, and new construction of infrastructure and facilities of similar nature, and comparable scale, and complexity.</li> <li>- Proven experience in developing structural engineering solutions in accordance with international technical norms and standards, ensuring coordination with all relevant design disciplines.</li> </ul>
Experience in region & language	<ul style="list-style-type: none"> <li>- Experience in the European Union</li> <li>- Proficiency in English</li> </ul>

3 Mechanical Engineer	
Qualifications and skills	<ul style="list-style-type: none"> <li>- At least Master's Degree in Mechanical Engineering;</li> <li>- Legal right to practice the profession, including the authority to sign and approve projects, in an EU Member State (registration with a professional order, chamber, or register as required by national law).</li> </ul> <p>Relevant professional qualifications must be recognized in accordance with applicable national and European regulations governing the practice of engineering .</p>

<b>Adequacy for the assignment</b>	<p><b>General experience:</b></p> <ul style="list-style-type: none"> <li>- At least twelve (12) years of professional experience in mechanical engineering, including the design of integrated mechanical systems for large-scale social infrastructure and facilities.</li> </ul> <p><b>Specific experience:</b></p> <ul style="list-style-type: none"> <li>- A minimum of ten (10) years of experience in delivering concept, schematic, and detailed design stages for mechanical systems (with emphasis on subject categories, defined in the frame of subject categories of the schematic design deliverables) in projects involving the transformation, renovation, adaptation, modernization, and new construction of infrastructure and facilities of similar nature, and comparable scale, and complexity.</li> <li>- Proven experience in developing mechanical engineering solutions in accordance with international technical norms and standards, ensuring coordination with all relevant design disciplines.</li> </ul>
<b>Experience in region &amp; language</b>	<ul style="list-style-type: none"> <li>- Experience in the European Union</li> <li>- Proficiency in English</li> </ul>

<b>4 Electrical Engineer</b>	
<b>Qualifications and skills</b>	<ul style="list-style-type: none"> <li>- At least Master's Degree in Electrical Engineering;</li> <li>- Legal right to practice the profession, including the authority to sign and approve projects, in an EU Member State (registration with a professional order, chamber, or register as required by national law).</li> </ul> <p>Relevant professional qualifications must be recognized in accordance with applicable national and European regulations governing the practice of engineering .</p>
<b>Adequacy for the assignment</b>	<p><b>General experience:</b></p> <ul style="list-style-type: none"> <li>- Minimum of twelve (12) years of professional experience in electrical engineering, including the design and assessment of integrated electrical systems for large scale social infrastructure and facilities.</li> </ul> <p><b>Specific experience:</b></p> <ul style="list-style-type: none"> <li>- A minimum of ten (10) years of experience in delivering concept, schematic, and detailed design stages for electrical systems (with emphasis on subject categories, defined in the frame of subject categories of the schematic design deliverables) in projects involving the transformation, renovation, adaptation, modernization, and new construction of infrastructure and facilities of similar nature, and comparable scale, and complexity.</li> <li>- Proven experience in developing electrical engineering solutions in accordance with international technical norms and standards, ensuring coordination with all relevant design disciplines.</li> <li>-</li> </ul>
<b>Experience in region &amp; language</b>	<ul style="list-style-type: none"> <li>- Experience in the EU</li> <li>- Proficiency in English</li> </ul>

<b>5 Plumbing Engineer</b>	
<b>Qualifications and skills</b>	<ul style="list-style-type: none"> <li>- At least Master's Degree in Plumbing Engineering;</li> <li>- Legal right to practice the profession, including the authority to sign and approve projects, in an EU Member State (registration with a professional order, chamber, or register as required by national law).</li> </ul> <p>Relevant professional qualifications must be recognized in accordance with applicable national and European regulations governing the practice of engineering .</p>
<b>Adequacy for the assignment</b>	<p><b>General experience:</b></p> <ul style="list-style-type: none"> <li>- Minimum of twelve (12) years of professional experience in plumbing engineering, including the design and assessment of integrated plumbing systems for large scale social infrastructure and facilities.</li> </ul> <p><b>Specific experience:</b></p> <ul style="list-style-type: none"> <li>- A minimum of ten (10) years of experience in delivering concept, schematic, and detailed design stages for plumbing systems (with emphasis on subject categories, defined in the frame of subject categories of the schematic design deliverables) in projects involving the transformation, renovation, adaptation, modernization, and new construction of infrastructure and facilities of similar nature, and comparable scale, and complexity.</li> </ul>

	<ul style="list-style-type: none"> <li>- Proven experience in developing plumbing engineering solutions in accordance with international technical norms and standards, ensuring coordination with all relevant design disciplines.</li> </ul>
<b>Experience in region &amp; language</b>	<ul style="list-style-type: none"> <li>- Experience in the EU</li> <li>- Proficiency in English</li> </ul>

<b>6 Environmental Engineer- Energy efficiency</b>	
<b>Qualifications and skills</b>	<ul style="list-style-type: none"> <li>- At least Master's Degree in Energy Efficiency or Environmental Engineering;</li> <li>- Legal right to practice the profession, including the authority to sign and approve projects, in an EU Member State (registration with a professional order, chamber, or register as required by national law).</li> </ul> <p>Relevant professional qualifications must be recognized in accordance with applicable national and European regulations governing the practice of engineering .</p>
<b>Adequacy for the assignment</b>	<p><b>General experience:</b></p> <ul style="list-style-type: none"> <li>- Minimum of ten (10) years of professional experience in energy efficiency, including the development and integration of sustainable energy solutions for large-scale social infrastructure and facilities.</li> </ul> <p><b>Specific experience:</b></p> <ul style="list-style-type: none"> <li>- A minimum of eight (8) years of experience in providing technical inputs in support of delivering concept, schematic, and detailed design stages for projects involving the integration of energy-efficiency strategies and sustainability measures in the transformation, renovation, modernization, and new construction of infrastructure and facilities of similar nature, and comparable scale, and complexity.</li> <li>- Proven experience in conducting building performance modelling (Dynamic Thermal Simulation, Building Energy Model etc.) and aligning energy-efficiency measures with international environmental certification frameworks, in accordance with international technical norms and standards, ensuring coordination with all relevant design disciplines.</li> </ul>
<b>Experience in region &amp; language</b>	<ul style="list-style-type: none"> <li>- Experience in the EU and/or with EU donors or World Bank (same standards)</li> <li>- Proficiency in English</li> </ul>

<b>7 Geotechnical Engineer</b>	
<b>Qualifications and skills</b>	<ul style="list-style-type: none"> <li>- At least a Master's degree in Geotechnical Engineering, Structural Engineering, or a closely related field;</li> <li>- Legal right to practice the profession, including the authority to sign and approve projects, in an EU Member State (registration with a professional order, chamber, or register as required by national law).</li> </ul> <p>Relevant professional qualifications must be recognized in accordance with applicable national and European regulations governing the practice of engineering .</p>
<b>Adequacy for the assignment</b>	<p><b>General experience:</b></p> <ul style="list-style-type: none"> <li>- Minimum of eight (8) years of professional experience in geotechnical engineering, including soil investigation, analysis, and foundation design for public infrastructure and facilities.</li> </ul> <p><b>Specific experience:</b></p> <ul style="list-style-type: none"> <li>- A minimum of six (6) years of experience in delivering geotechnical studies and recommendations to support concept, schematic, and detailed design stages for existing and new construction of infrastructure and facilities.</li> <li>- Proven experience in providing geotechnical inputs to ensure structural stability and ground engineering solutions in accordance with international technical norms and standards, ensuring coordination with all relevant design disciplines.</li> </ul>
<b>Experience in region &amp; language</b>	<ul style="list-style-type: none"> <li>- Experience in the EU</li> <li>- Proficiency in English</li> </ul>

<b>8 Telecommunications Engineer</b>	
<b>Qualifications and skills</b>	<ul style="list-style-type: none"> <li>- At least a Master's degree in Telecommunications Engineering, or a closely related field;</li> </ul>

	<ul style="list-style-type: none"> <li>- Legal right to practice the profession, including the authority to sign and approve projects, in an EU Member State (registration with a professional order, chamber, or register as required by national law).</li> </ul> <p>Relevant professional qualifications must be recognized in accordance with applicable national and European regulations governing the practice of engineering .</p>
<b>Adequacy for the assignment</b>	<p><b>General experience:</b></p> <ul style="list-style-type: none"> <li>- Minimum of ten (12) years of professional experience in telecommunications engineering, including the design and assessment of integrated electrical systems for large scale social infrastructure and facilities.</li> </ul> <p><b>Specific experience:</b></p> <ul style="list-style-type: none"> <li>- A minimum of ten (10) years of experience in delivering concept, schematic, and detailed design stages for telecommunications systems (with emphasis on subject categories, defined in the frame of subject categories of the schematic design deliverables) in projects involving the transformation, renovation, adaptation, modernization, and new construction of infrastructure and facilities of similar nature, and comparable scale, and complexity.</li> <li>- Proven experience in developing telecommunication engineering solutions in accordance with international technical norms and standards, ensuring coordination with all relevant design disciplines.</li> </ul>
<b>Experience in region &amp; language</b>	<ul style="list-style-type: none"> <li>- Experience in the EU</li> <li>- Proficiency in English</li> </ul>

<b>9 Landscape Architect</b>	
<b>Qualifications and skills</b>	<ul style="list-style-type: none"> <li>- At least a Master's degree in Landscape Architecture or Urban Design;</li> </ul>
<b>Adequacy for the assignment</b>	<p><b>General experience:</b></p> <ul style="list-style-type: none"> <li>- Minimum of ten (10) years of professional experience in landscape architecture and urban design, including the planning, design, and integration of outdoor spaces and public realms within large-scale social infrastructure, facilities, and urban environments.</li> </ul> <p><b>Specific experience:</b></p> <ul style="list-style-type: none"> <li>- A minimum of eight (8) years of experience in delivering concept, schematic, and detailed design stages for landscape and open space components (with emphasis on subject categories, defined in the frame of subject categories of the schematic design deliverables) in projects involving the transformation, renovation, modernization, and new construction of infrastructure and facilities of similar nature, and comparable scale, and complexity.</li> <li>- Proven experience in developing landscape architecture solutions in accordance with international technical norms and standards, ensuring coordination with all relevant design disciplines.</li> <li>-</li> </ul>
<b>Experience in region &amp; language</b>	<ul style="list-style-type: none"> <li>- Experience in the EU</li> <li>- Proficiency in English</li> </ul>

<b>10 Quantity Surveyor</b>	
<b>Qualifications and skills</b>	<ul style="list-style-type: none"> <li>- At least a Master's degree in Quantity Surveying or Construction Economics;</li> </ul>
<b>Adequacy for the assignment</b>	<p><b>General experience:</b></p> <ul style="list-style-type: none"> <li>- Minimum of twelve (12) years of professional experience in quantity surveying and cost estimation for large-scale social infrastructure and facilities.</li> </ul> <p><b>Specific experience:</b></p> <ul style="list-style-type: none"> <li>- A minimum of ten (10) years of experience in preparing cost estimates, bills of quantities, and financial planning documents across concept, schematic, and detailed design stages for projects involving the transformation, renovation, modernization, and new construction of infrastructure and facilities of similar nature, and comparable scale, and complexity.</li> </ul>

	<ul style="list-style-type: none"> <li>- Proven experience in applying international cost estimation methodologies and standards, ensuring integration with design development and coordination with multidisciplinary teams.</li> <li>-</li> </ul>
<b>Experience in region &amp; language</b>	<ul style="list-style-type: none"> <li>- Experience in the EU</li> <li>- Proficiency in English</li> </ul>

## 11 Kitchen systems and Equipment Design Specialist

<b>Qualifications and skills</b>	<ul style="list-style-type: none"> <li>- At least a Master's degree in Mechanical Engineering, Industrial Design, or a closely related field;</li> </ul>
<b>Adequacy for the assignment</b>	<p><b>General experience:</b></p> <ul style="list-style-type: none"> <li>- Minimum of ten (10) years of professional experience in the design and specification of kitchen and food service systems, including specialized equipment, for large-scale social infrastructure and facilities.</li> </ul> <p><b>Specific experience:</b></p> <ul style="list-style-type: none"> <li>- A minimum of eight (8) years of experience in delivering specialized kitchen and food service layouts, technical specifications, and integration strategies during concept, schematic, and detailed design stages of infrastructure and facilities of similar nature, and comparable scale, and complexity.</li> <li>- Proven experience in developing specialized kitchen and food service solutions in accordance with international technical norms and standards, ensuring functional integration and coordination with all relevant design disciplines.</li> <li>-</li> </ul>
<b>Experience in region &amp; language</b>	<ul style="list-style-type: none"> <li>- Experience in the EU</li> <li>- Proficiency in English</li> </ul>

## 12 Olympic Pool Systems and Equipment Design Specialist

<b>Qualifications and skills</b>	<ul style="list-style-type: none"> <li>- At least a Master's degree in Mechanical Engineering, Water Engineering, Sports Facility Technology, or a closely related field;</li> </ul>
<b>Adequacy for the assignment</b>	<p><b>General experience:</b></p> <ul style="list-style-type: none"> <li>- Minimum of ten (10) years of professional experience in the design of aquatic systems, including technical installations and specialised equipment for Olympic and semi-Olympic pools, for large-scale infrastructure and facilities.</li> </ul> <p><b>Specific experience:</b></p> <ul style="list-style-type: none"> <li>- A minimum of eight (8) years of experience in delivering Olympic and semi-Olympic swimming pool layouts, technical specifications, and integration strategies during concept, schematic, and detailed design stages of infrastructure and facilities of similar nature, and comparable scale, and complexity.</li> <li>- Proven experience in developing technically integrated pool system solutions in accordance with regulations of world sports governing bodies, international technical norms and standards, ensuring functional integration and coordination with all relevant design disciplines.</li> </ul>
<b>Experience in region &amp; language</b>	<ul style="list-style-type: none"> <li>- Experience in the EU</li> <li>- Proficiency in English</li> </ul>

## 13 Furniture, Fixtures and Equipment Specialist

<b>Qualifications and skills</b>	<ul style="list-style-type: none"> <li>- At least a Master's degree in Interior Architecture, Industrial Design, Furniture Design, or a closely related field.</li> </ul>
<b>Adequacy for the assignment</b>	<p><b>General experience:</b></p> <ul style="list-style-type: none"> <li>- Minimum of ten (10) years of professional experience in the planning and specification of interior and exterior furniture, fixtures and equipment, including specialised equipment, for large-scale social infrastructure and facilities.</li> </ul>



	<b>Specific experience:</b> <ul style="list-style-type: none"> <li>- A minimum of eight (8) years of experience in delivering interior and exterior furniture, fixtures and equipment (including specialised equipment) layouts, technical specifications, and integration strategies during concept, schematic, and detailed design stages of infrastructure and facilities of similar nature, and comparable scale, and complexity.</li> <li>- Proven experience in developing furniture, fixtures and equipment solutions in accordance with international technical norms and standards, ensuring functional integration and coordination with all relevant design disciplines.</li> <li>-</li> </ul>
<b>Experience in region &amp; language</b>	<ul style="list-style-type: none"> <li>- Experience in the EU</li> <li>- Proficiency in English</li> </ul>

## **7. ANNEXES**

### **ANNEX 1: Architectural and Environmental program**

*Provided in PDF format, in English.*

- Architectural program and guidelines for the Athletes' village (June 2025)
- Architectural program and guidelines for the Training venues (June 2025)
- Environmental program and guidelines for the Athletes' village and the Training venues (August 2025)

The following annex will be provided to the shortlisted applicant at the RFP Stage

**ANNEX 2:** Technical documentation on existing buildings

**ANNEX 3:** Preliminary Geotechnical investigation report

**ANNEX 4:** Environmental and Social studies